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1991 JUL 18 PM 2:21

91358802

GENERAL WARRANTY DEED

VILLAGE OF SCHAUMBURG  
DEPT. OF REVENUE  
AND ADMINISTRATION

DATE 7/17/91

AMT. PAID 1,403.00

REAL ESTATE  
TRANSFER TAX

THIS INDENTURE, made this 16th day of July, 1991 between Alco Standard Corporation, a corporation of Ohio, as successor by merger to Reynolds Products Inc., the party of the first part and Wilshire Partners, an Ohio general partnership, the party of the second part.

WITNESSETH;

That the party of the first part, in consideration of the sum of \$10, and other good and valuable consideration in hand paid, does hereby grant, sell, convey, and warrant to the party of the second part that certain parcel of real estate located in the Town of Schaumburg, County of Cook, State of Illinois, as further described in Exhibit A attached hereto and incorporated herein.

The party of the first part for its successors and assigns covenants with the party of the second part that the party of the first part is seized with an indefeasible estate in fee simple, with the full power to convey, that the property is free from all liens and encumbrances, except as set forth in Exhibit B, that the party of the first part warrants to the party of the second part, its successors and assigns, quiet and peaceful possession and will defend title against persons who may lawfully claim the same.

IN WITNESS WHEREOF, the party of the first part, Alco Standard Corporation, has caused its corporate seal to be hereon affixed, and caused its name to be signed to these presents on the day and year first above written.

Signed in the Presence of:

*[Signature]*

*[Signature]*

ALCO STANDARD CORPORATION  
an Ohio corporation

By: *[Signature]*  
Name: Tinkham Veale III  
Title: Vice President

By: *[Signature]*  
Name: J. Kenneth Croner  
Title: Secretary

Address of Property: 2401 N. PALMER DRIVE, SCHAUMBURG, ILLINOIS 60196

PIN: 02-34-300-053  
02-34-300-060  
02-34-300-061

15.00



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
701.50



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
701.50

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BR 33

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REAL ESTATE TRANSACTION TAX  
701.50  
REVENUE STAMP JUL 17 91

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## ACKNOWLEDGEMENT

STATE OF PENNSYLVANIA)

SS

COUNTY OF CHESTER )

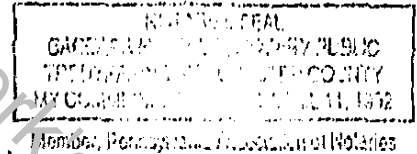
I, the undersigned notary public, in and for the County and State as aforesaid, do hereby certify that the above named Tinkham Veale III and J. Kenneth Croney, respectively, the Vice President and Secretary of Alco Standard Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act and as the free and voluntary act of Alco Standard Corporation for the uses and purposes therein set forth, and said Secretary then and there acknowledged that said Secretary, as custodian of the corporate seal of Alco Standard Corporation, caused the corporate seal to be affixed to said instrument as said Secretary's own free and voluntary act and as the free and voluntary act of Alco Standard Corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of July, 1991.

Barbara H. Meyer  
Notary Public

This instrument has been prepared by and following the recording shall be delivered to:

Nicola, Gubransom & Cooper  
2750 Terminal Tower  
50 Public Square  
Cleveland, OH 44113



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## EXHIBIT A

### PARCEL NO. 1

THAT PART OF LOT 8, IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF EAST THE 1/2 OF SECTION 33, AND PART OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH WEST CORNER OF SAID LOT 8; THENCE SOUTHWESTWARD, ALONG THE WESTERLY LINE OF SAID LOT 8, BEING THE EASTERLY LINE OF PALMER DRIVE, SOUTH 20 DEGREES 21 MINUTES 50 SECONDS WEST, A DISTANCE OF 325 FEET, TO A POINT OF CURVATURE; THENCE SOUTHWARD, ALONG A CURVED LINE, BEING THE EASTERLY LINE OF PALMER DRIVE, CONVEXED TO THE WEST LINE, 690.18 FEET IN RADIUS, FOR AN ARC LENGTH OF 40 FEET; THENCE SOUTH, 66 DEGREES 53 MINUTES 51 SECONDS EAST, A DISTANCE OF 433.47 FEET; THENCE NORTH, 21 DEGREES 40 MINUTES 34 SECONDS EAST, ALONG A LINE, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 8, BEING THE WESTERLY LINE OF HAMMOND DRIVE, A DISTANCE OF 385.78 FEET, TO THE NORTHERLY LINE OF LOT 8; THENCE NORTH, 69 DEGREES 38 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 8, A DISTANCE OF 442.99 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL NO. 2

THE SOUTHERLY 390 FEET OF LOT 2, AS MEASURED ALONG THE WESTERLY AND EASTERLY LINES THEREOF, TOGETHER WITH THE SOUTHERLY 390 FEET OF THE WESTERLY 13.42 FEET OF LOT 3, AS MEASURED ALONG THE WESTERLY AND SOUTHERLY LINES RESPECTIVELY THEREOF IN TOLLWAY INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 33 AND PART OF THE WEST HALF SECTION 34, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN PALATINE TOWNSHIP, COOK COUNTY, ILLINOIS.

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## Exhibit B

### Exceptions:

1. Easement over the northerly 5 feet of the land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephoen and electrical service, together with the right to overhand aerial service wires and the right of access to such wires, as created by grant to the Illinois Bell Telephone Company and the Commonwealth Edison Company and their respective successors and assigns and as shown on the plat of subdivision recorded May 23, 1966 as Document 19834935. Released as to the Illinois Bell Telephone Company by document recorded as Document 24889826.
2. Covenants and restrictions and easements contained in Document 20547818 recorded July 11, 1968 from Chicago Title and Trust Company, as trustee under Trust Agreement dated February 1, 1963 known as Trust Number 45332 to Langson Manufacturing Company, Company of Illinois, relating to material, exterior walls, parking areas, outside storage signs, landscaping, permit plans for all construction, rooftops and setback lines and grantor reserved to itself, its successors and assigns, an easement in perpetuity to use, install, repair, replace and maintain utilities and for ingress and egress over, under and across the following described:  
  
the southwesterly 10 feet of said land extended along the westerly line of said lot 8, being the easterly line of Palmer Drive.
3. 35 foot building line along the westerly portion of the land as disclosed by survey dated January 31, 1975.

Misc\233k

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